

WARRANTY DEED

GRANTOR - UNIFIRST, INC.,  
a MISSISSIPPI Corporation,

GRANTEE - MICHAEL FONDREN AND WIFE,  
EDNA FONDREN

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, UNIFIRST, INC., a Mississippi Corporation, does hereby sell, convey and warrant unto MICHAEL FONDREN AND WIFE, EDNA FONDREN as Tenants by the Entirety, with full rights of survivorship and not as Tenants in Common, the land lying and being situated in the City of Olive Branch, DeSoto County, Mississippi, described as follows, to-wit:

Lot 319, Section B in Eastover Subdivision in Section 29, Township 1 South, Range 6 West as recorded in DeSoto County Chancery Court Clerk's Office, Plat Book 12, Pages 35-38.

The warranty in this deed is subject to subdivision and zoning regulations in effect in Olive Branch, DeSoto County, Mississippi, and rights of ways and easements for public roads and public utilities and to restrictive covenants and easements for Eastover Subdivision.

The Grantees, by acceptance of this Deed, agree to become members of the Eastover Homeowners Association, a Mississippi non-profit corporation, and be bound by the By-laws of said Association. The dues of the Association shall constitute an assessment against the above described property and said assessment shall constitute a lien on the property so assessed and shall be collectible by a proper action at law or proceedings in Chancery Court for enforcement of such lien, provided, however, that said lien shall be subordinate to any Mortgages, Deeds of Trust or other security instrument granted by the Grantees, a covenant that runs with the land and shall be binding on the Successors and Assigns of Grantees.

IT IS AGREED AND UNDERSTOOD that the taxes for the current year have been prorated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect then the Grantor agrees to pay to said Grantees or their assigns any deficit on an actual proration. Possession is to be given with delivery of this Deed.

WITNESS THE SIGNATURE if the authorized official of the Grantor, this the 23rd day of October, 1989.

UNIFIRST, INC.,  
a Mississippi Corporation

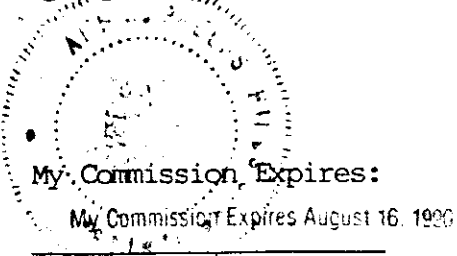
BY: *Ed Gordon*  
TITLE: *Vice President*  
BY: *Ray Miller*  
TITLE: *V.P.*

STATE OF MISSISSIPPI  
COUNTY OF HINDS

PERSONALLY appeared before me, the undersigned authority in and for said county and state, within my jurisdiction, the within named Ed Gordon and Ray Miller, who acknowledged that they are the Vice President and Vice President, respectively, of UNIFIRST, INC., and that for and on behalf of the said corporation, and as its act and deed, they signed, sealed and delivered the above and foregoing Warranty Deed for the purposes therein mentioned on the day and year therein mentioned, after first having been duly authorized by said corporation to do so.

GIVEN UNDER MY HAND AND Official Seal of Office, this the 23<sup>rd</sup> day of October, 1989.

*Ann H. Phelps*  
NOTARY PUBLIC



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Grantor's Address:

Unifirst, Inc

P.O. Box 1818

Jackson, MS 39215-1818

Phone No. (bus.) 944-3163

Phone No. (bus.) \_\_\_\_\_

Grantee's Address:

7280 Green Park

Chick Branch Rd 38657

Phone No. (home) 393-6583

Phone No. (bus.) 342-4053

JEW/ma de.01

STATE MS.-DESOTO CO.  
FILED

OCT 30 10 46 AM '89

RECORDED 10/31/89 D.T.  
DEED BOOK 2206  
PAGE 114  
W.E. DAVIS CH. CLK.